



FORTUNE & COATES

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Oaktree Barns High Easter Road, Dunmow, CM6 1ND

Asking price £650,000

Fortune and Coates are delighted to offer to the market this charming three-bedroom barn conversion situated in the desirable rural location of Barnston, Dunmow. This exceptional home beautifully blends character with contemporary living, occupying a generous plot with established grounds, mature trees and excellent privacy. Electric gates open onto a large gated driveway providing extensive off-street parking.

Internally, the property showcases striking exposed oak beams throughout, alongside impressive vaulted ceilings and a contemporary open-plan living/dining area, creating a bright and spacious setting ideal for both everyday living and entertaining.

Lounge/diner 20'8" x 16'1" (6.30 x 4.92)

Kitchen 12'3" x 13'9" (3.75 x 4.20)

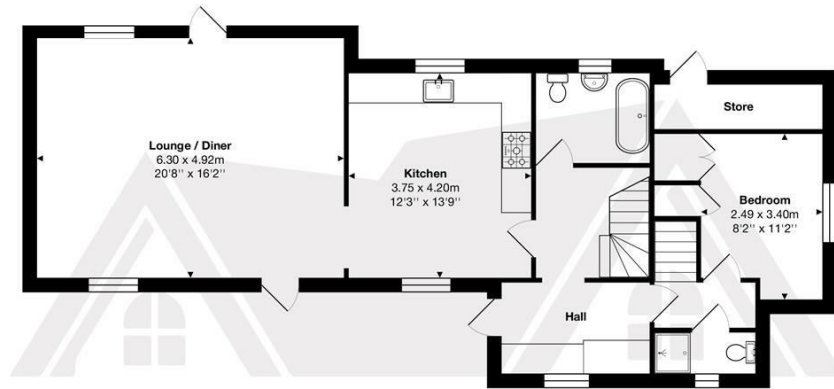
Bedroom 8'2" x 11'1" (2.49 x 3.40)

Bedroom 20'2" x 13'10" (6.16 x 4.22)

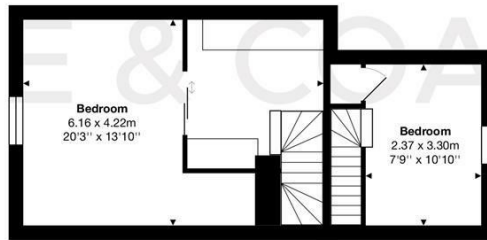
Bedroom 7'9" x 10'9" (2.37 x 3.30)

AGENT NOTE: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Floor Plan



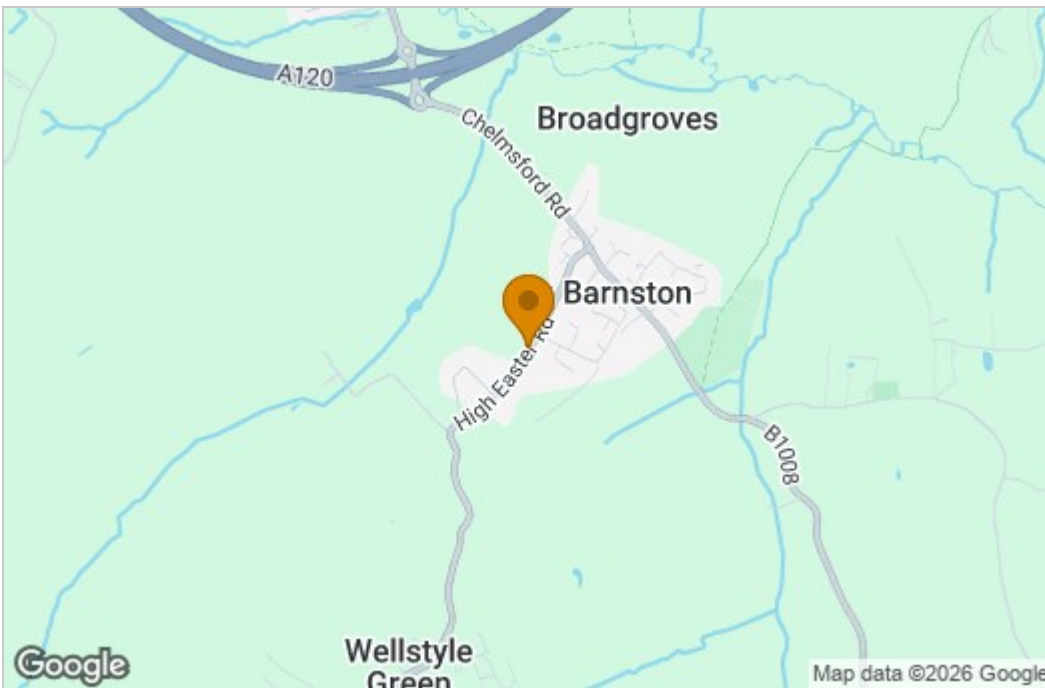
Ground Floor



First Floor

Total Area: approx. 118.5 m² ... 1275 ft²
 THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE.
 Measurements and features are approximate and may differ from the actual property. Verify all details independently, no liability is accepted for errors or omissions.
 Property marketing provided by www.fotomarketing.co.uk

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.